



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 20, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: January 6, 2016
Case No.: **2015-011522COA**
Project Address: **2249 Webster Street**
Landmark District: Webster Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0612 / 001B
Applicant: Brett Dampier
2249 Webster Street
San Francisco, CA 94115
Staff Contact Alexandra Kirby - (415) 575-9133
alexandra.kirby@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

2249 Webster Street, west side between Washington and Clay Streets, Assessor's Block 0612, Lot 001B. The two-story-over-garage residence is the work of builder Henry Hinkel. The building was constructed in 1878 in the Stick Eastlake style as a single-family house. The subject property is a contributing building within the Webster Street Landmark District, which is located along Webster Street between Jackson and Clay Streets. The subject property is located two blocks west of Alta Plaza Park and immediate to the east of the California Pacific Medical Center. The building is listed on the 1976 Planning Department Architectural Survey with a rating of "3", and in *Here Today*. It is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The Webster Street Landmark District contains 25 buildings constructed in the Italianate style between 1878 and 1880. The typical building height is two to three stories. The Webster Street Landmark District designation report describes the district as having "common scale, with nearly uniform height, setback, vertical emphasis and dominant cornice line." The Webster Street neighborhood was first established as a middle class suburb, with the homes being predominantly designed by prospective developers such as Henry Hinkle and The Real Estate Associates (TREA).

PROJECT DESCRIPTION

The proposal includes:

- A horizontal side addition at the rear, projecting 3'-6" from the south side façade to the property line, 7' in depth at the second floor and 2'-6" in depth at the third story. The total height of the addition would be approximately 22'.

- Introduce one new opening at the rear south (side) facade with two wood-framed French doors at the rear of the building to match the existing conditions;
- Expand one existing window openings at the third story of the west (rear) wall to accommodate new French doors with a 42" railing flush with the existing wall, and introduce one new French door at the second story of the west wall.
- The proposal also includes the addition of habitable space at the basement level within the existing footprint of the building.

OTHER ACTIONS REQUIRED

Proposed work requires Section 311 Neighborhood Notification and a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix C – The Webster Street Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work will be compatible with the character of the Webster Street Landmark District as described in Appendix C of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- Standard 1.** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The project will retain the single-family residential use of the building and does not require significant changes to the distinctive elements of the building or of the landmark district.*
- Therefore, the proposed project complies with Rehabilitation Standard 1.*
- Standard 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- All aspects of the historic character of the building will be retained and preserved.*
- The massing of the building will be minimally affected by the horizontal addition, which will not be visible from the street. No historic character-defining features of the building or district will be altered in the proposed project.*
- Therefore, the proposed project complies with Rehabilitation Standard 2.*
- Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- No new elements will be added to the historic building that would confuse its historical development. The proposed horizontal addition will not be visible from the street and constructed in a contemporary yet compatible design. No conjectural elements are proposed.*
- Therefore, the proposed project complies with Rehabilitation Standard 3.*
- Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project.*
- Therefore, the proposed project complies with Rehabilitation Standard 5.*
- Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- The proposed addition will not destroy materials, features, or spatial relationships that characterize the property or the district, and will not be visible from the street. The design of the addition is utilitarian in style and will be subordinate and compatible with the historic fabric of the residence.*
- Therefore, the proposed project complies with Rehabilitation Standard 9.*

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While unlikely, the proposed alterations could be reversed in the future relying upon historic photographs, physical evidence, and the building permit record.

Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Webster Street Landmark District. All aspects of the historic character of the existing building would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project is analyzed below:

Rear Horizontal Addition

Staff finds that the proposed rear horizontal addition will not be visible from any public right-of-way. The mass, scale and location of the new addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work will not affect any character-defining features of the subject property or surrounding historic district, since the existing deck is a non-contributing element of the subject property. The new materials specified for the rear addition will be in alignment with the district's character-defining features, which include wood siding and wood-sash French doors with transom lights.

Summary

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site. The new materials specified for the rear addition will be compatible with the district's character-defining features, which include wood siding and wood-frame French doors and windows. No decorative or conjectural elements are proposed in the design of the alterations.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) because the project includes a minor alteration of an existing structure that meets *The Secretary of the Interior Standards for Rehabilitation of a Historic Property*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion XXXXX

CONSENT CALENDAR

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001B IN ASSESSOR'S BLOCK 0612, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on January 6, 2016, Brett Dampier (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to rehabilitate and expand a single-family residence located on the subject property on lot 001B in Assessor's Block 0612 for continued use as a single-family residence. The work includes a horizontal expansion at the rear of the property within an existing side setback and minor excavation within the existing building footprint. In total, the project will add approximately 526 square feet to the existing 1,394-square-foot residence for a total of 1,920 square feet of habitable space.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (Commission) has reviewed and concurs with said determination.

WHEREAS, on April 20, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-011522COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received February 26, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-011522 based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report.

- The proposed project will retain the residential use while adding a minimal rear horizontal addition to support the contemporary use of the building.
- The proposed scale of the addition will be compatible with the existing scale of the building, and will not be visible from the public right of way.
- Alterations to the side façades will be minimal and will not be visible from the public right-of-way. All new materials will be compatible with the existing historic fabric.
- The proposed excavation of the site to provide additional habitable space at the basement level will not be visible from the public right-of-way.
- The proposed project will not add any conjectural historical features or features that add a false sense of historical development.
- The project will retain distinctive materials and finishes from the period of significance, including the decorative elements, wood siding, and wood-frame structure.
- If the proposed additions were removed in the future, the essential form and integrity of the site will remain intact.

- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 2249 Webster Street and the Webster Street Historic District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the alteration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will retain neighborhood character by respecting the character-defining features of the building and landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing property would remain a single-family residence.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will retain sufficient off-street parking for the existing residence.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposal will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001B in Assessor's Block 0612 for proposed work in conformance with the renderings and architectural sketches dated February 26, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-011522COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 20, 2016

Jonas P. Ionin
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

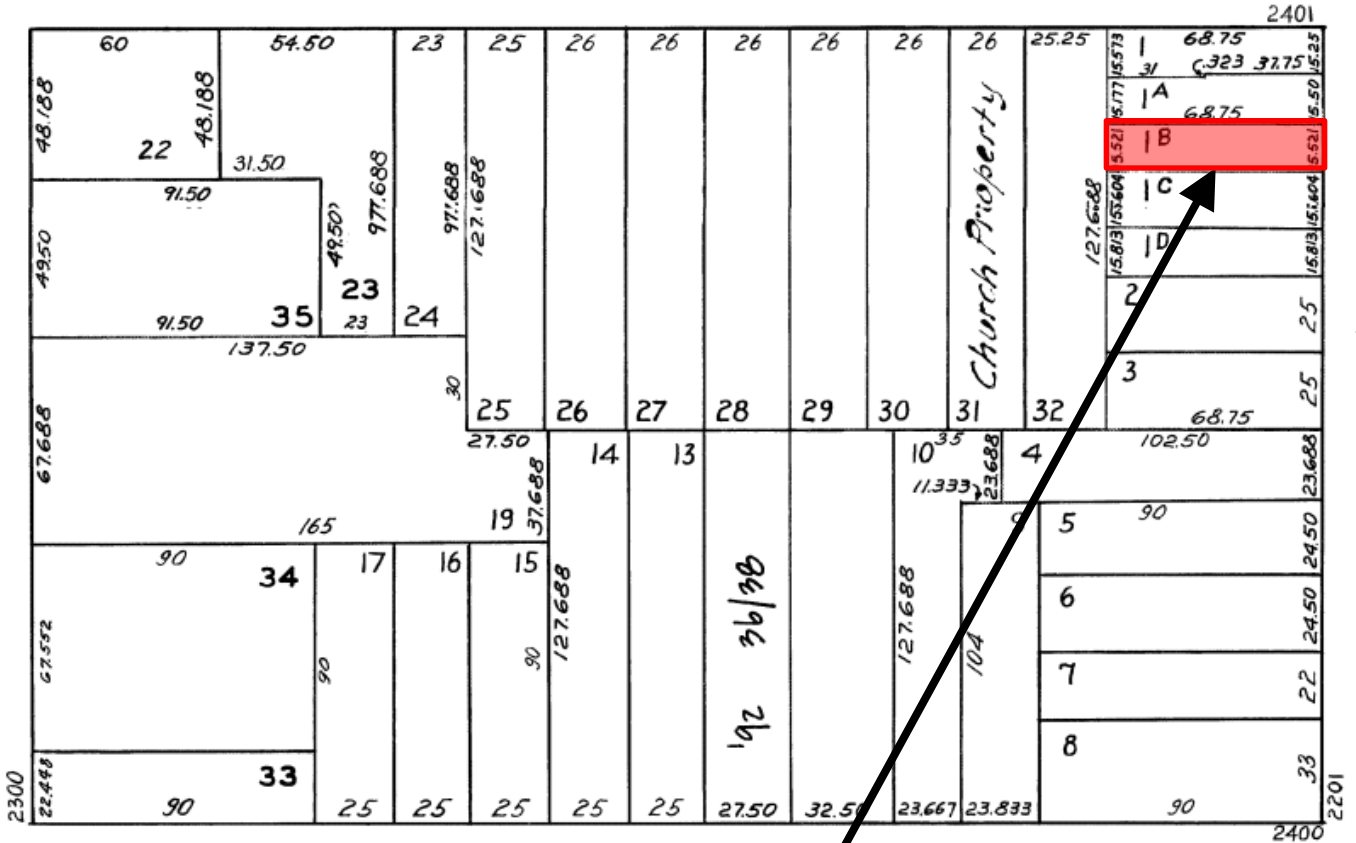
ADOPTED: April 20, 2016

Parcel Map

WASHINGTON



FILLMORE



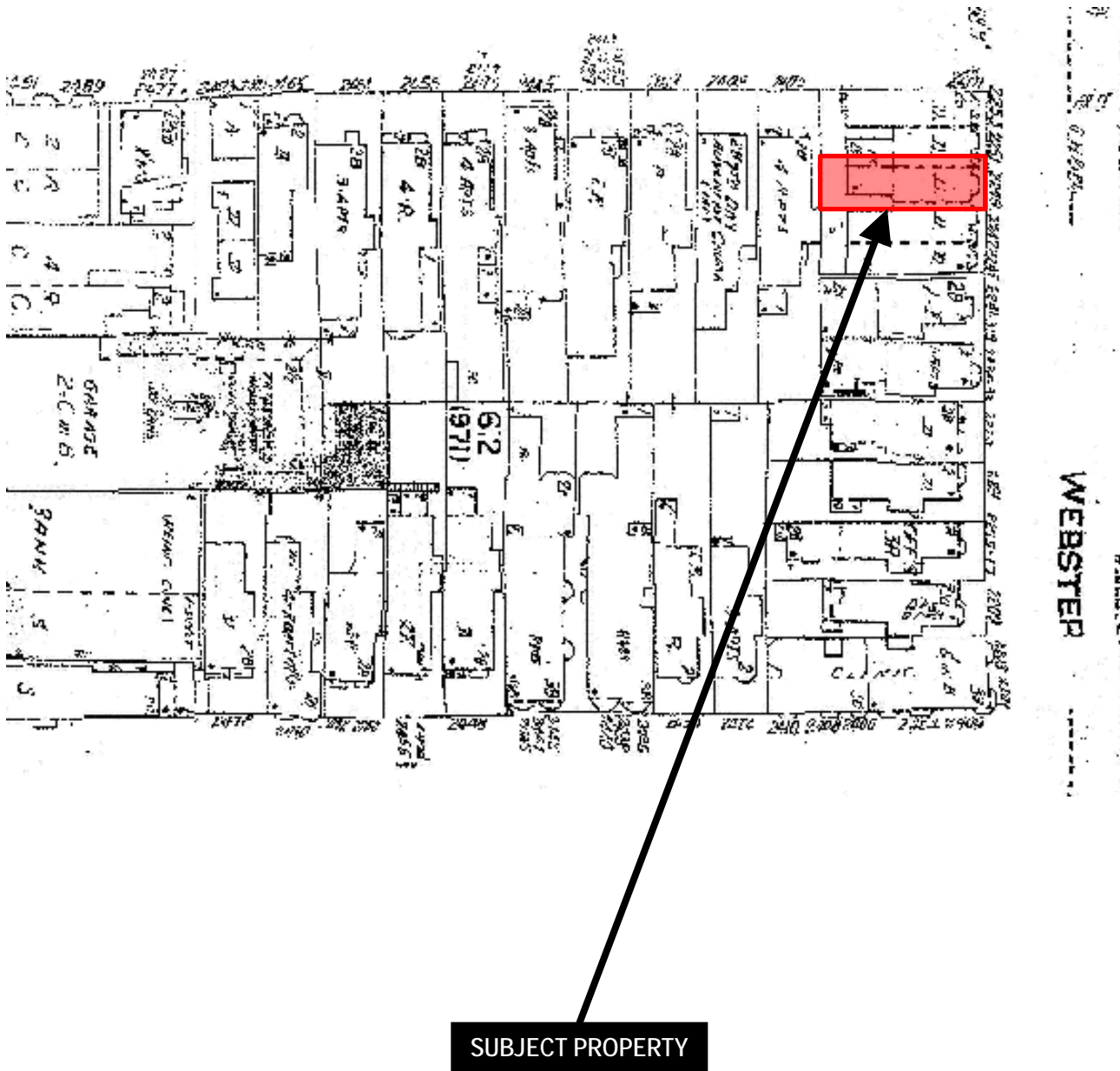
WEBSTER

CLAY

SUBJECT PROPERTY



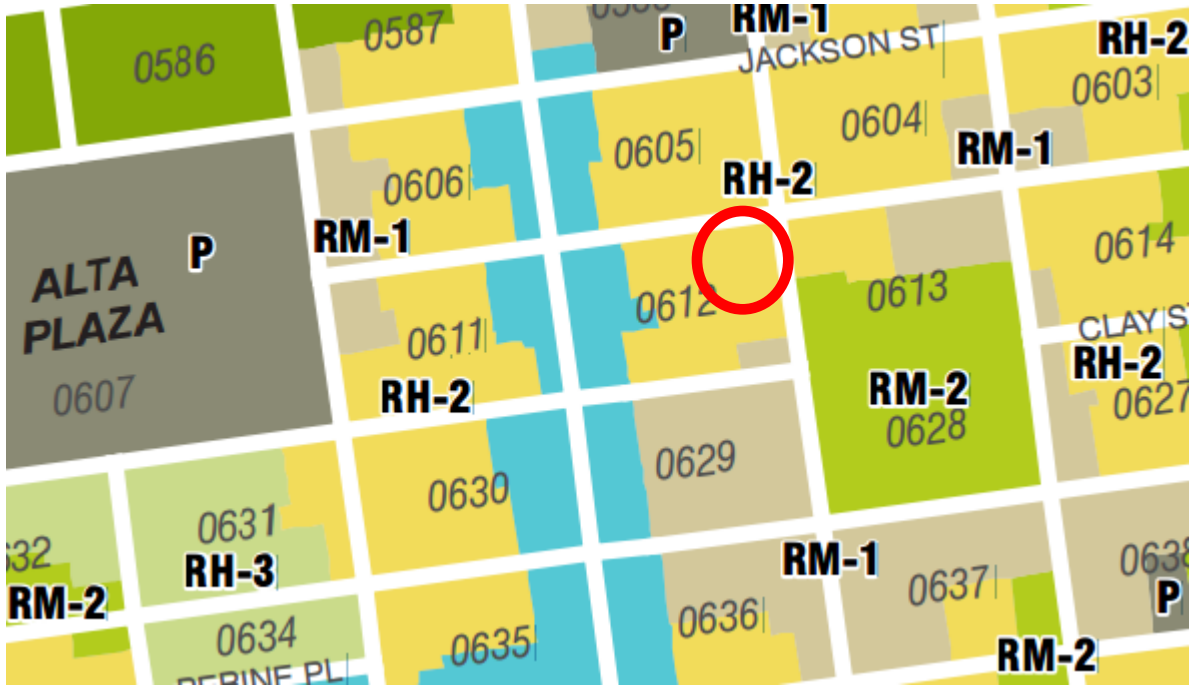
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map



Certificate of Appropriateness Hearing
Case Number 2015-011522COA
2249 Webster Street
Block 0612 Lot 001B

Aerial Photo (looking west)



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2014.0425A
981 Grove Street
Block 0803 Lot 024

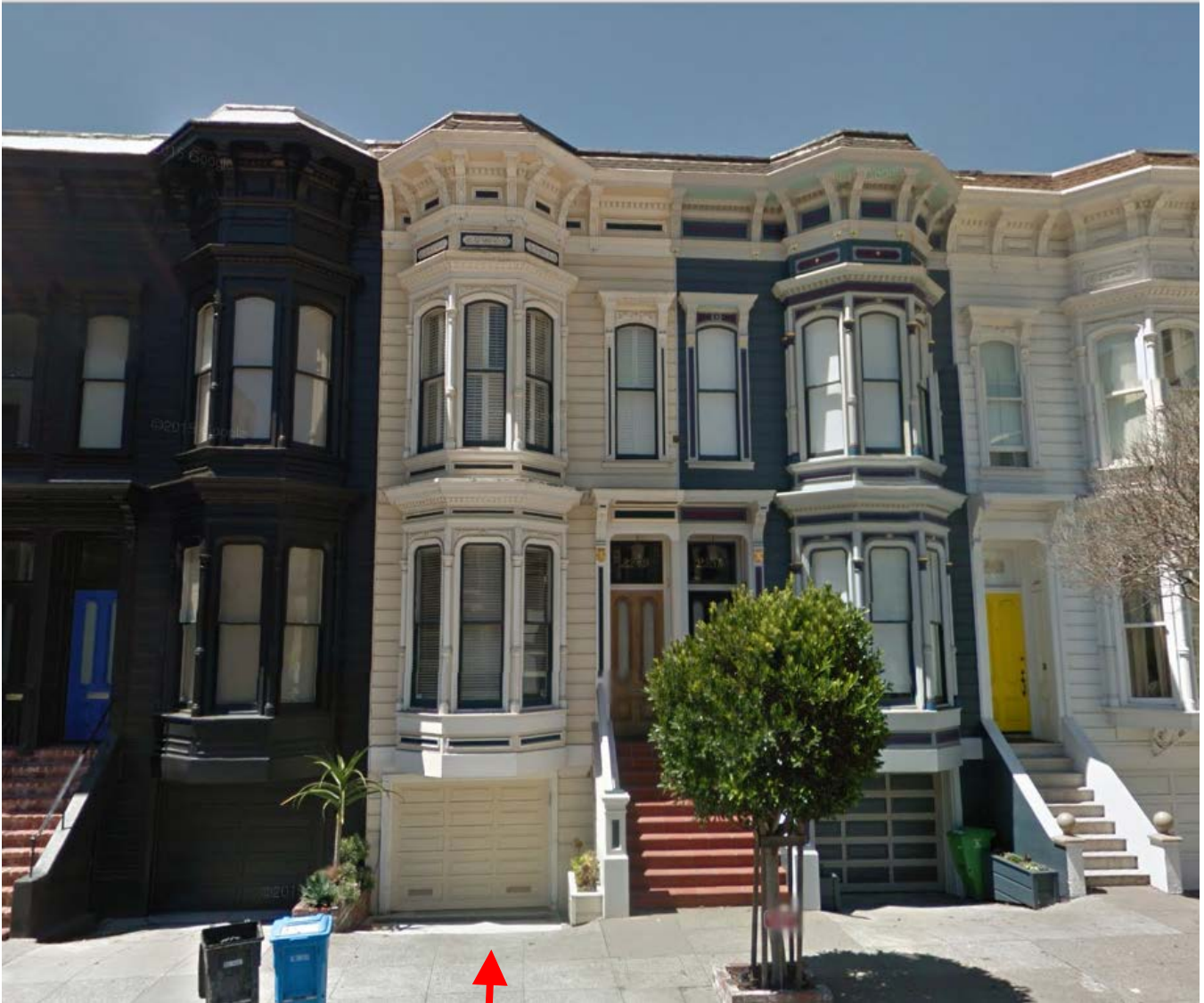
Aerial Photo (looking east)



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2014.0425A
981 Grove Street
Block 0803 Lot 024

Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2015-011522COA
2249 Webster Street
Block 0612 Lot 001B

GENERAL NOTES

ABBREVIATIONS

EXISTING FRONT (EAST) ELEVATION (NOT TO SCALE)

1. CONTRACTOR KNOWS/RECOGNIZES THAT THEY HAVE DISREGARDED, FAIL/ABANDONED, INTERFERED WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, AND WITH ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND SAFETY OF THE WORKERS, ALL RISKS, UNDESIRABLES OR DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING.

2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH CONSIST OF THE DRAWINGS AND SPECIFICATION SECTIONS AND SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE (2010 CALIFORNIA BUILDING CODE) AND LOCAL (2010 SAN FRANCISCO BUILDING CODE) CODES AND SAFETY ORDINANCES IN EFFECT.

[illegible]







6. ALL ITEMS NOTED AS (E) OR EXISTING ARE NEW.
7. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION BY ENGINEER AND OWNER.
8. DO NOT SCALE REPAIRS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL REPAIR AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
10. IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNWANTED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES, CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY SHORING REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.





ALL DIMENSIONS ARE TO FINISH SURFACE UNLESS OTHERWISE NOTED.

2. ALL EXISTING MATERIALS, FLOORS AND CEILINGS AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MATCH SURFACES (WALL, FLOOR, CEILING, ROOF, ETC.) TO MATCH EXISTING AS CLOSE AS PRACTICABLE.
3. ALL DRAINAGE, SPECIFICATIONS AND NOTES FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE DEED ON ANY OTHER PROJECT.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREA AS CLEAN AND FREE FROM INDIFFERENT DEBRIS, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
5. MATERIALS INDICATED TO BE REINSTALLED SHALL BE STORED AND PROTECTED ON SITE UNLESS OTHERWISE NOTED.
6. ALL CONSTRUCTION MATERIALS TO BE HANDLED, STORED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

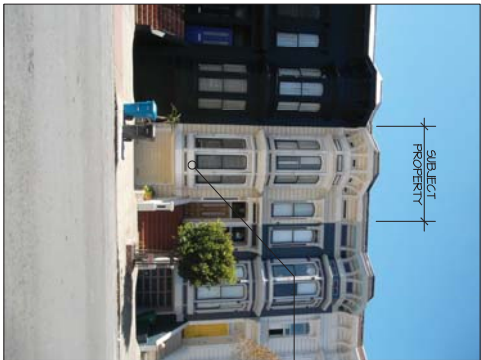
17. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
18. REINTEGRATE ALL DOORS, LEAVING DOORS ADJUSTED TO UNWEAR AREAS. PROVIDE VINYL BEAD TYPE REATHERSTRIPPING AT DOOR THRESHOLD AND WINDOWS. ALL SIDES OF THE DOOR MUST BE REATHERSTRIPPED INCLUDING THE THRESHOLD.
19. CALC. AND SEAL OPENINGS IN BUILDING EXTERIOR $\frac{1}{8}$ " OR GREATER TO PREVENT AIR INFILTRATION.
20. WINDOWS TO BE MADE OPERABLE AND CLEAN UON.
21. ALL WALL FRAMING TO BE 2x4 @ 16" OC MINIMUM UON.
22. ALL GYPSUM BOARD WALLS TO BE $\frac{5}{8}$ " THICK UON.
23. ALL GYPSUM SURFACES TO BE SMOOTH, CONTINUOUS, FREE OF INTERFLECTIONS AND WITH NO VISIBLE JOINTS, UON.

SYMBOLS

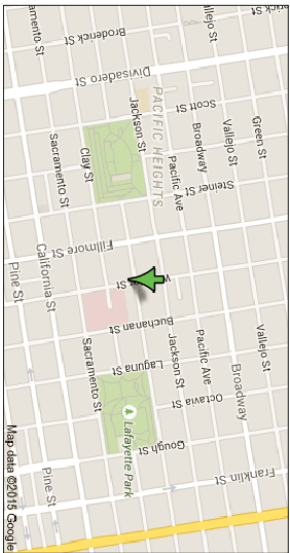
	DOOR SYMBOL
	WINDOW SYMBOL
	MORTISE POINT OR DATUM
	WALL ABOVE
	(E) WALL TO BE REMOVED
	(N) NO PIER WALL

	<p>DRAWING DETAIL NUMBER</p> <p>SHEET NUMBER</p>
	<p>DRAWING SECTION NUMBER</p> <p>SHEET NUMBER</p>
	<p>INTERIOR ELEVATION NUMBER</p> <p>SHEET NUMBER</p>
	<p>REVISION NUMBER</p> <p>OBJECT REVISED</p>

1	AND	5.	SOLID
2	AT	S.G.	CORE
3	CENTERLINE	SCHED.	
4	DRAINER	SMOKE DETECTOR	
5	DOWN	SECT.	
6	ENGLISH	SHOWER	
7	EXISTING	SHR	
8	NEW	SHEET	
9	REMOVE	SHILLAR	
10			
11	AB	SPEC.	
12	ABOVE	SQ.	
13	ADJACENT	S.S.D.	
14	A.F.F.	SEE STRUCTURAL DWG.	
15	ALUMINUM	S.D.	
16	APPROXIMATE	STL	
17	ARCHITECTURAL	STOR.	
18	A.V.	STRUC.	
19	AUDIO VISUAL	SYTH.	
20			
21	BOARD	TREAD	
22	BLDG.	T.B.	
23	BLOCK	TELEPHONE	
24	BLKG.	TILE	
25	B.M.	T.M.	
26	BEAN	TONGUE AND GROOVE	
27	BELLY OF	TURNED	
28	BUILT UP ROOFING	T.P.	
29	BUR	T.O.	
30		T.O.P.	
31	CABINET	T.O.M.	
32	CAB	T.P.A.R.	
33	CERAMIC	T.V.	
34	CER.	TELEVISION	
35	CEILING	TYP.	
36	CLK.G.		
37	CL.R		
38	CLEAR		
39	CENTER OF		
40	C.O.		
41	C.O.G.		
42	CONC.		
43	CONT.		
44			
45	DOBLE	U.O.N.	
46	DRAIN	V.V.	
47	D.I.L.	VERTICAL	
48	DIA.METER	VER.	
49	DIV.	V.I.F.	
50	DIVERSION		
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[illegible]

VICINITY MAP (NOT TO SCALE)



PROJECT INFORMATION

ADDRESS:	22494 MEERS ST, CA 94415				001
BLOCK:	0612	LOT:			
YEAR BUILT:	1902	ZONING:			
OCCUPANCY:	R3	CONSTR. TYPE:		RR:	
				V-B:	
HISTORIC:	ARTICLE 10 (NON RATED)				
STORY #:	2 STOREY, 1 STORY BASEMENT				
LOT SIZE:	1023 SQ. FT.				
PARKING AREA:	280 SQ. FT. (PROPOSED)				
LIVING AREA:					
	EXIST.	ADD.	PROP.		
1ST FLOOR:	0	+442	442		
2ND FLOOR:	706	+53	754		
3RD FLOOR:	680	+51	734		
TOTAL SQ. FT.	1344	526	1820		

APPLICABLE CODES

2013 CBC, CHBD, CMC, CEC, CPC AS AMENDED BY CITY OF SAN FRANCISCO. PROJECT SHALL COMPLY WITH TITLE 24 ENERGY REQUIREMENTS AND MANDATORY MEASURES.

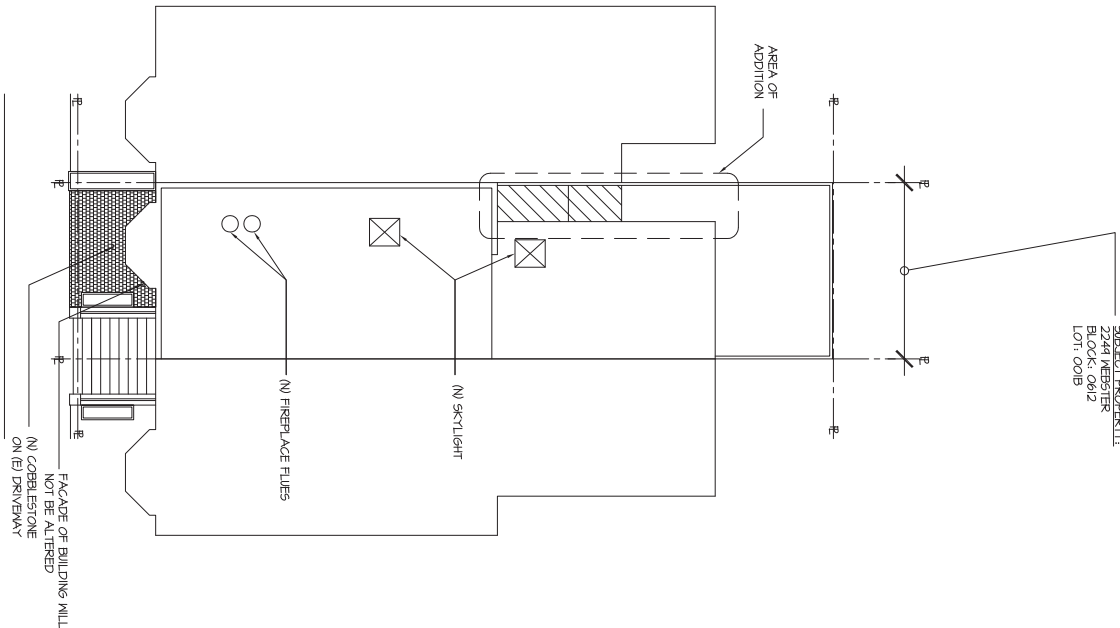
SCOPE OF WORK

HORIZONTAL ADDITION AT SOUTHWEST CORNER ON THREE LEVELS, EXCAVATION OF GARAGE / FIRST FLOOR, CONVERSION OF FIRST FLOOR TO LIVING AREA, NEW KITCHEN, THREE NEW BATHS AND DINING FLOOR, NEW POWDER ROOM, GENERAL REMODEL OF ALL LEVELS. FRONT FACADE WILL NOT BE ALTERED.

[illegible]

SITE PLAN

SCALE: 1/8" = 1'-0"



REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
01	02.16.2016		Costa Requests

ENGINEER:

SEMCO

ENGINEERING INC.

360 langton street, suite 304
san francisco, ca 94-103
ph: 415.553.8810
fx: 415.553.8768
email: info@semcoengineering.net

Notice: As an instrument of service, this drawing is the property of SEMCO Engineering Inc and may be used only for this project. Modifications to this drawing may be made only by SEMCO Engineering Inc.



SITE PERMIT

PROJECT ADDRESS:
ADDITION / REMODEL
2249 WEBSTER STREET
SAN FRANCISCO, CA

GENERAL NOTES + SITE PLAN

A.O.

REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
01	02.16.2016		Cdd Requests

ENGINEER:
SEMCO
ENGINEERING INC.
360 langton street, suite 304
san francisco, ca 94103
ph: 415.553.8610
fx: 415.553.8768
email: info@semcoengineering.net

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SITE
PERMIT

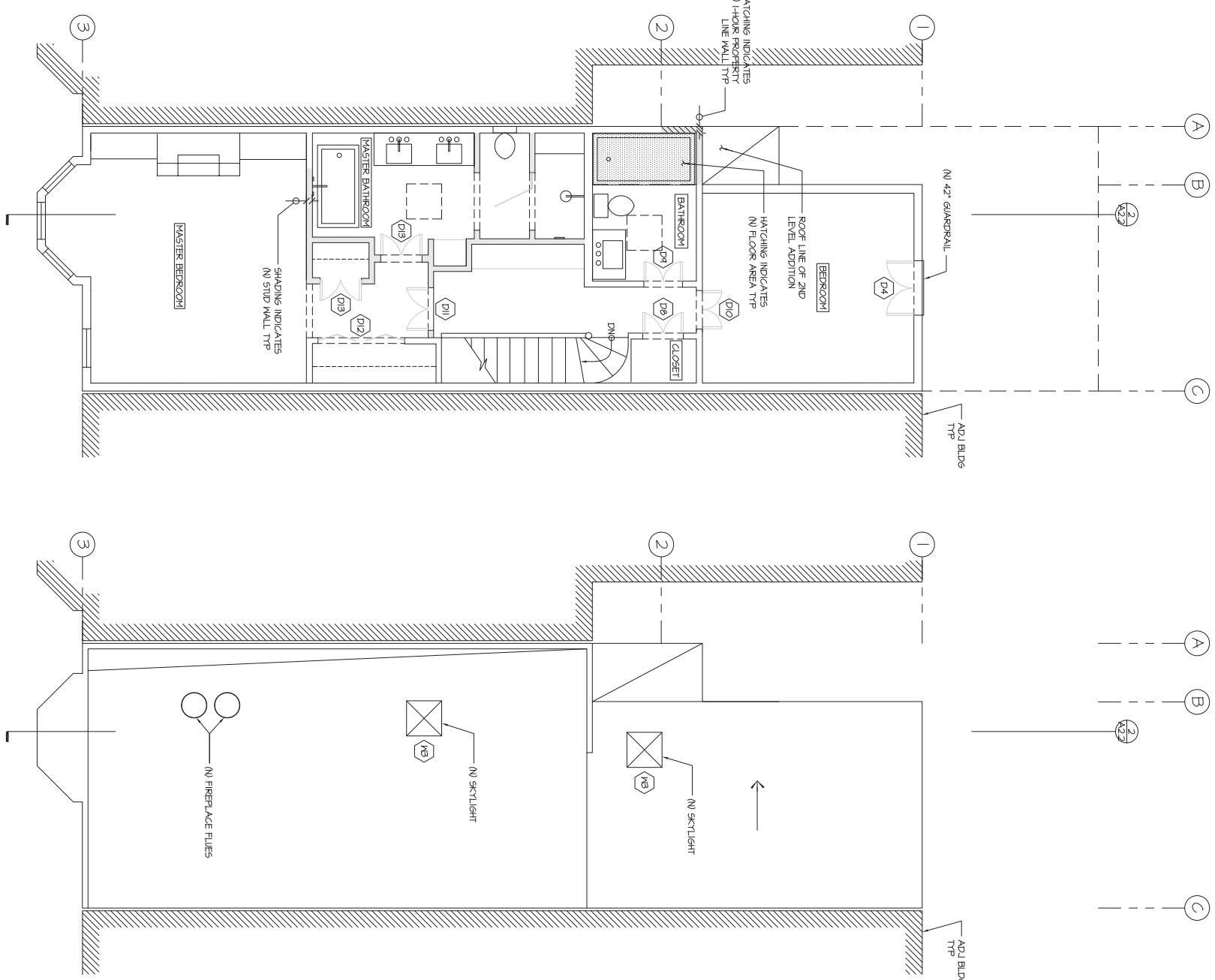
PROJECT ADDRESS:
ADDITION / REMODEL
2249 WEBSTER STREET
SAN FRANCISCO, CA

DATE:	08.16.2015
CHECKED BY:	SM
DRAFTED BY:	CR
PROJECT NUMBER:	1526
FILE NUMBER:	A1.1-1526-0093
OWNER:	DAMPER/ROHL
SCALE:	AS NOTED

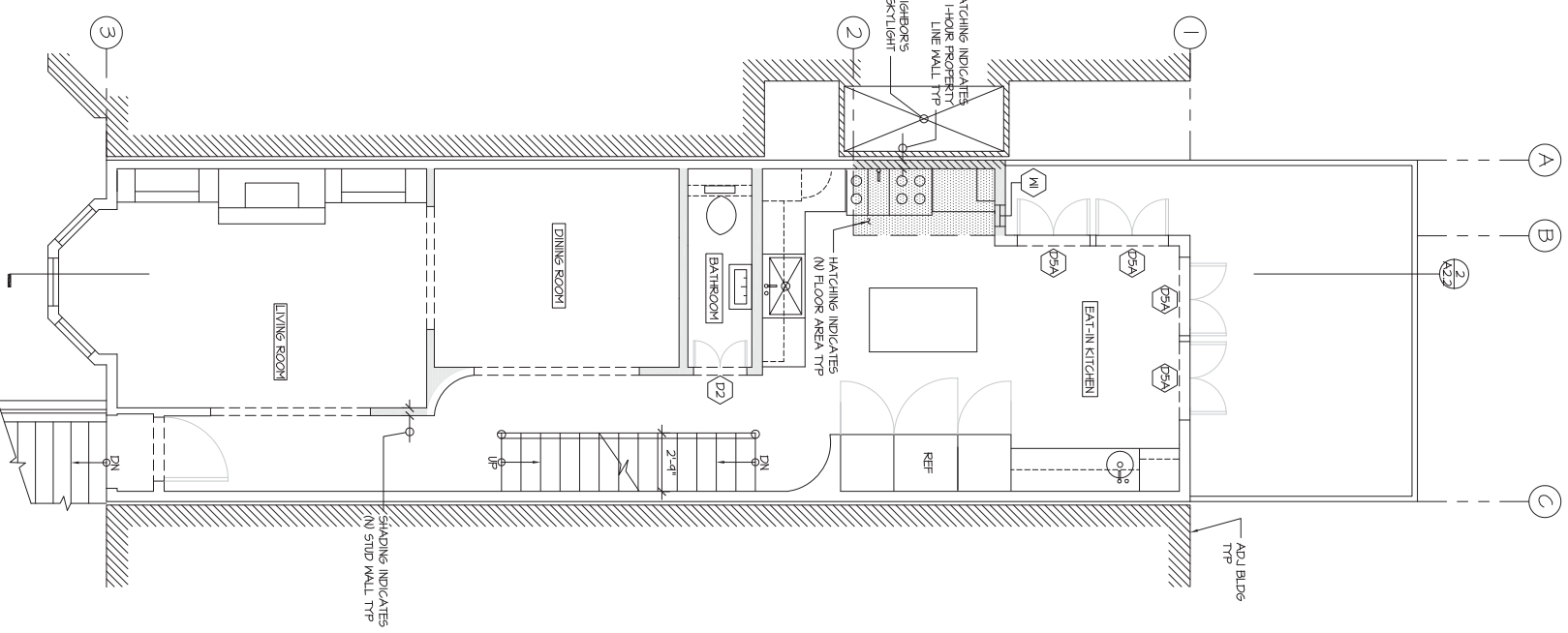
SHEET TITLE
PROPOSED
FLOOR PLANS

SHEET #
A1.1

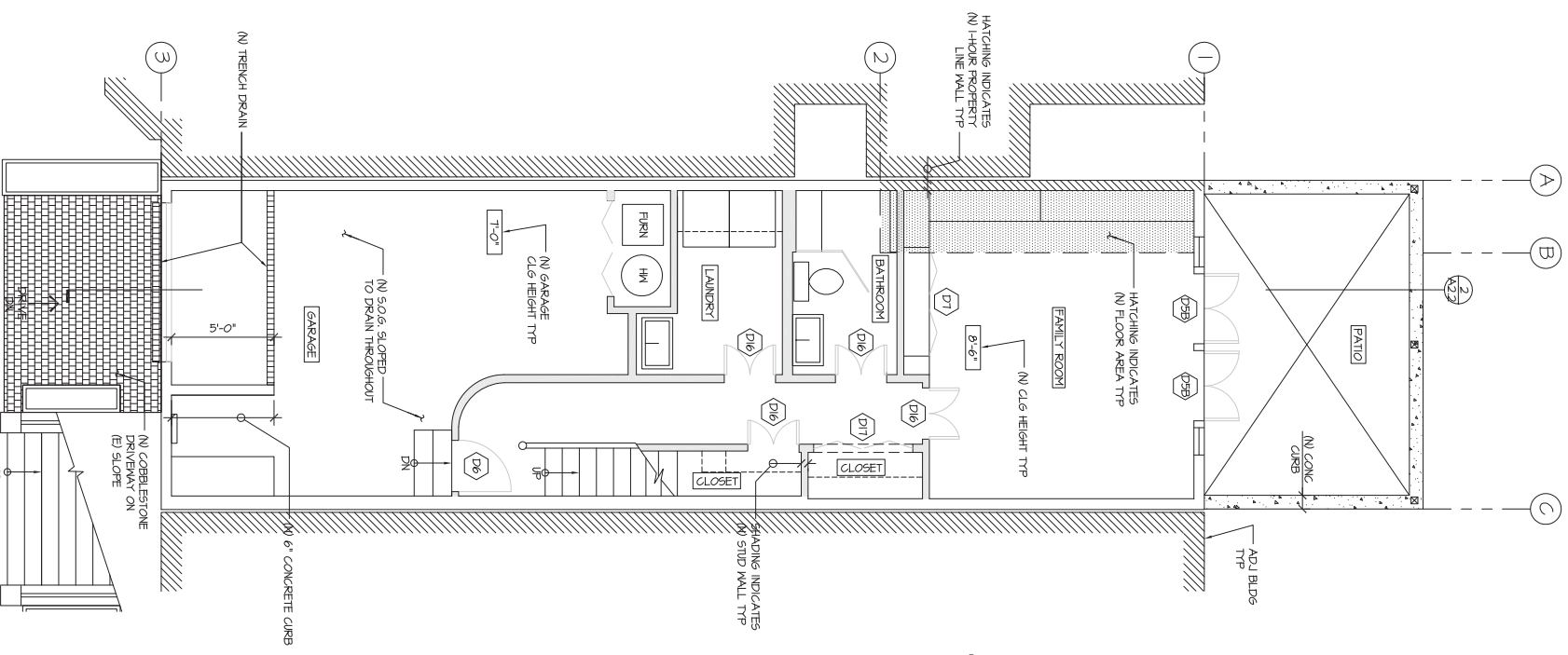
SHEET SEQUENCE: 3 OF 7



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED GARAGE/FIRST PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES:
1. INSULATION IN (N) ROOF TO BE R-14
2. INSULATION IN (N) EXTERIOR WALLS TO BE R-13.
3. (N) WINDOWS TO BE DOUBLE GLAZED.

REVISION STATUS		
MARK	DATE	ISSUED BY DESCRIPTION
01	02.16.2016	CJA Requests

ENGINEER:
SEMCO
ENGINEERING INC.
360 langton street, suite 304
san francisco, ca 94103
ph: 415.553.8810
fx: 415.553.8768
email: info@semcoengineering.net

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STAMP:



SITE PERMIT

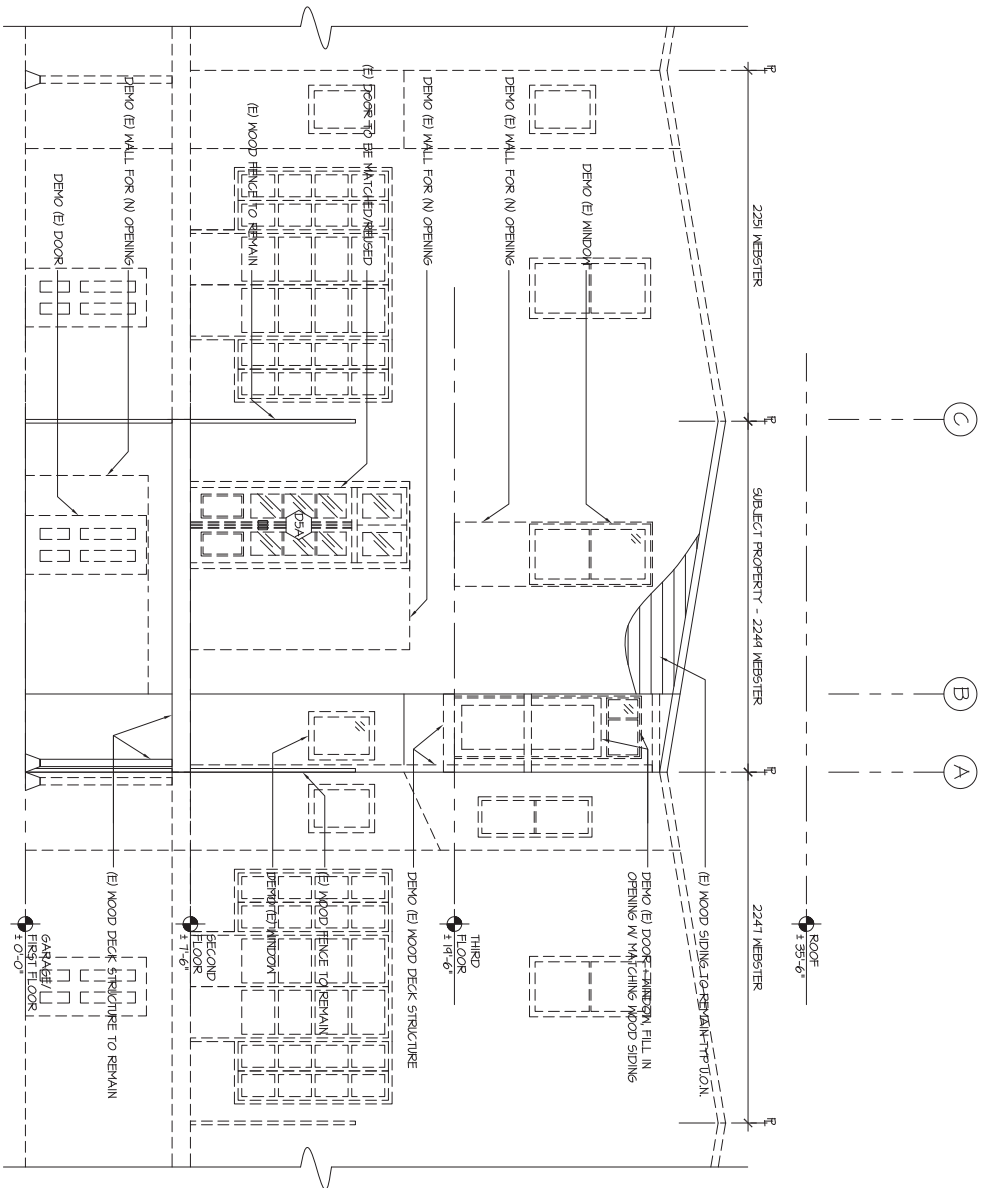
PROJECT ADDRESS:
ADDITION / REMODEL
2249 WEBSTER STREET
SAN FRANCISCO, CA

DATE:	08.16.2015
CHECKED BY:	SM
DRAFTED BY:	CR
PROJECT NUMBER:	1526
FILE NUMBER:	A2.0-1526-003
OWNER:	DAMPER/PHIL
SCALE:	AS NOTED

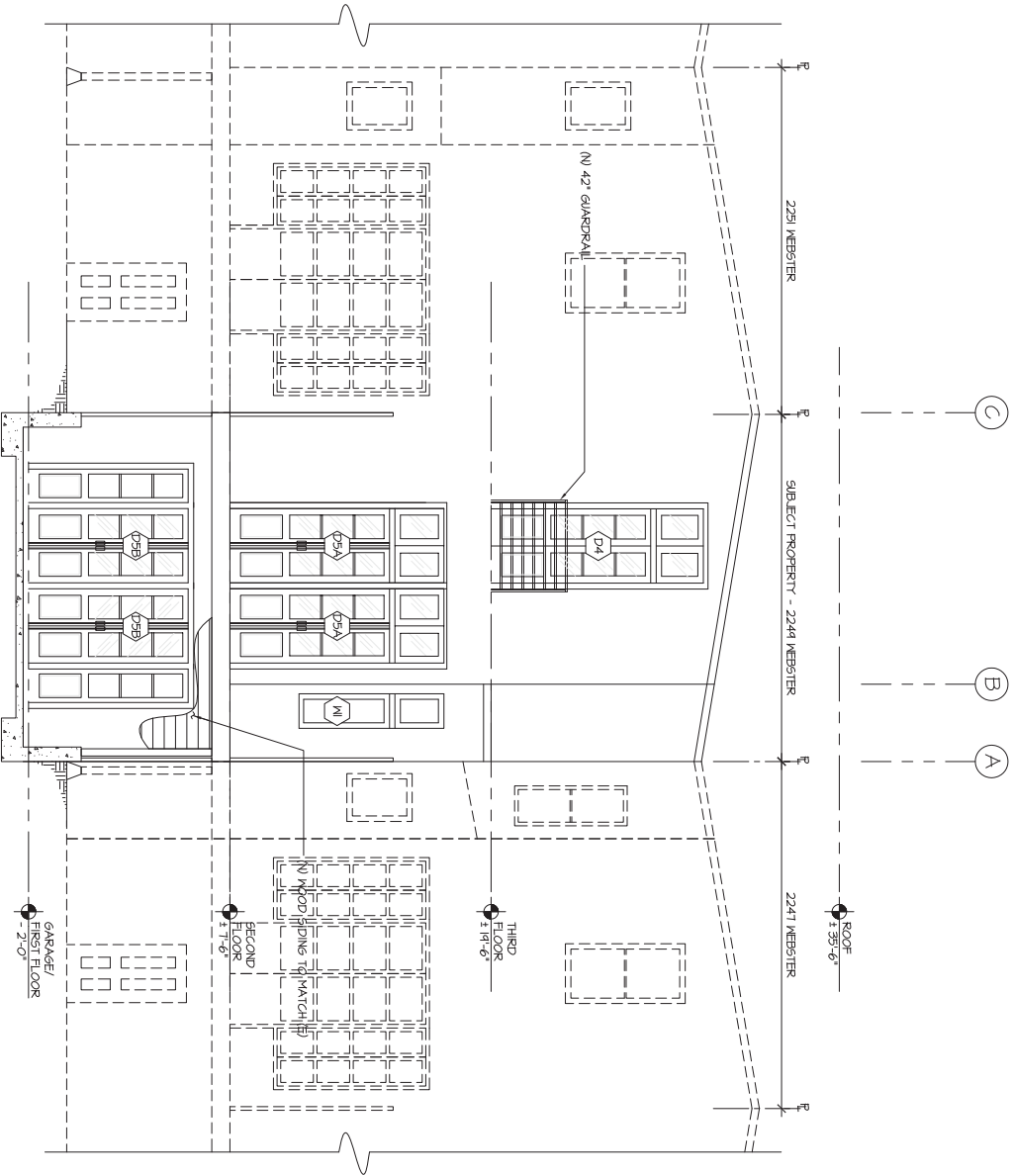
SHEET TITLE:
EXISTING/DEMO
WEST ELEVATION +
PROPOSED WEST
ELEVATION

SHEET #
A2.0

SHEET SEQUENCE: 4 OF 7



EXISTING/DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
01	02.16.2016		Civil Requests

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SEMCO
ENGINEERING INC.
360 langton street, suite 304
san francisco, ca 94103
ph: 415.553.8810
fx: 415.553.8768
email: info@semcoengineering.net

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STAMP:



SITE PERMIT

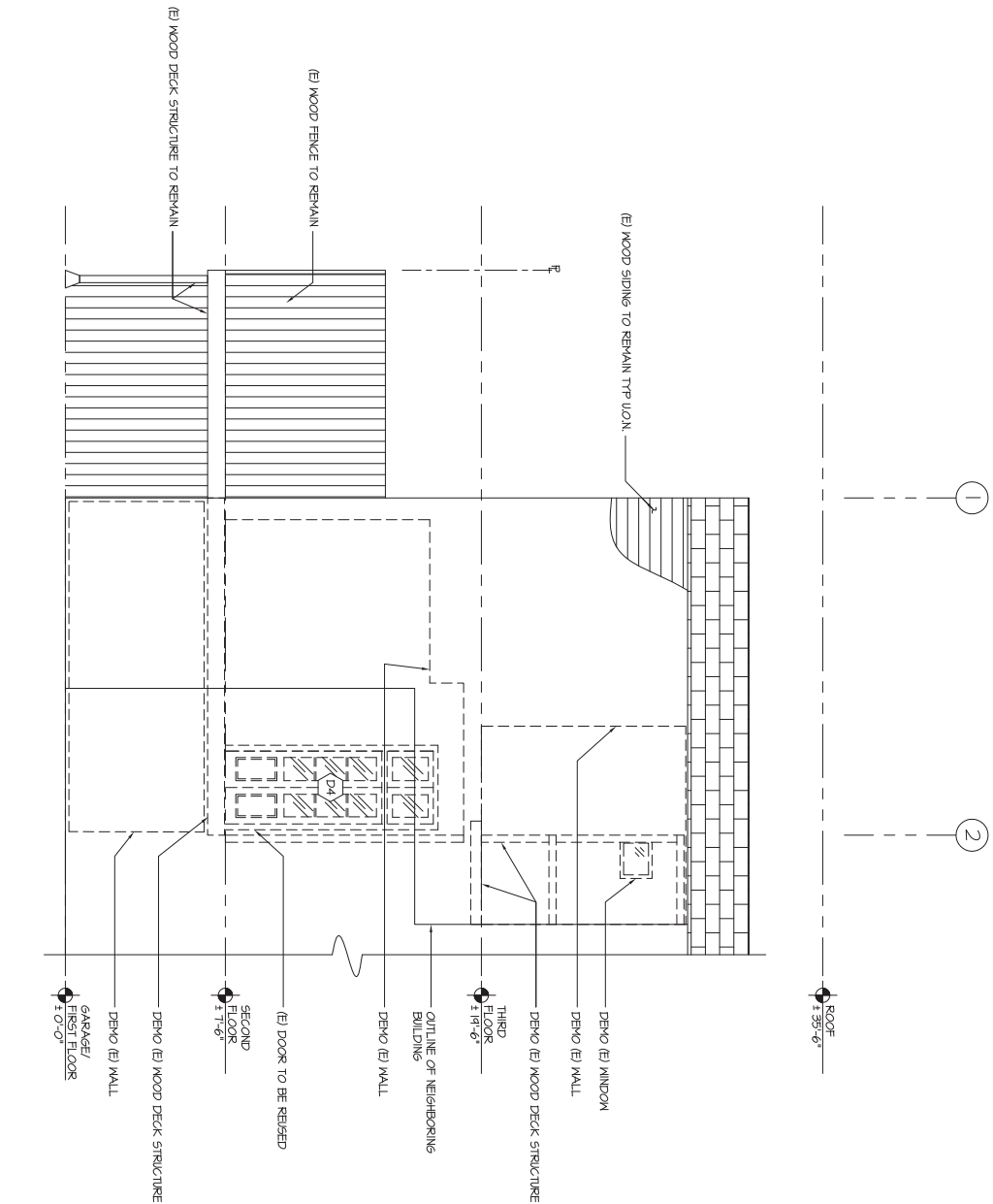
PROJECT ADDRESS:
ADDITION / REMODEL
2249 WEBSTER STREET
SAN FRANCISCO, CA

DATE:	08.16.2015
CHECKED BY:	SM
DRAFTED BY:	CR
PROJECT NUMBER:	1526
FILE NUMBER:	A2.1-1526-JWG
OWNER:	DAMPER/PHIL
SCALE:	AS NOTED

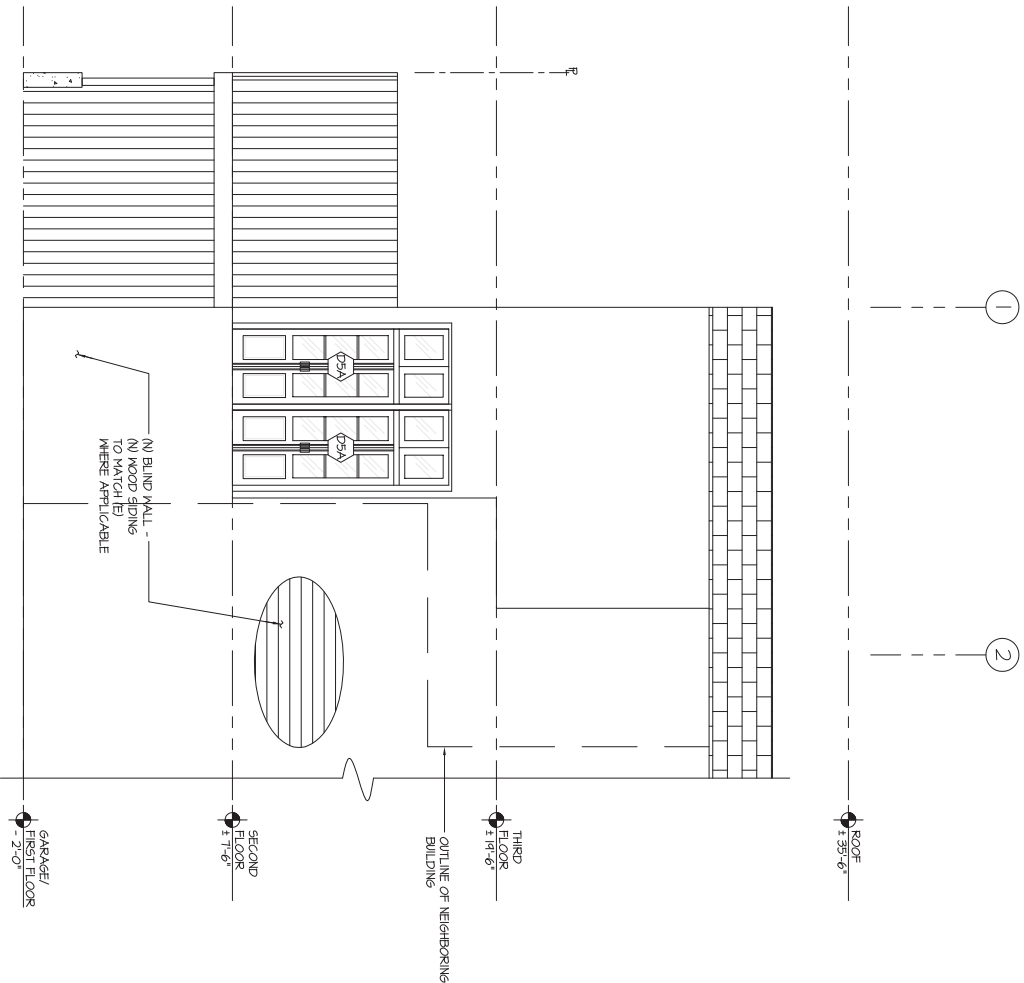
SHEET TITLE
EXISTING/DEMO
SOUTH ELEVATION
+ PROPOSED SOUTH
ELEVATION

SHEET #
A2.1

SHEET SEQUENCE: 5 OF 7



EXISTING/DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
01	02.16.2016		Civil Requests

ENGINEER:
SEMCO
ENGINEERING INC.
360 langton street, suite 304
san francisco, ca 94103
ph: 415.553.8810
fx: 415.553.8768
email: info@semcoengineering.net

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SITE PERMIT

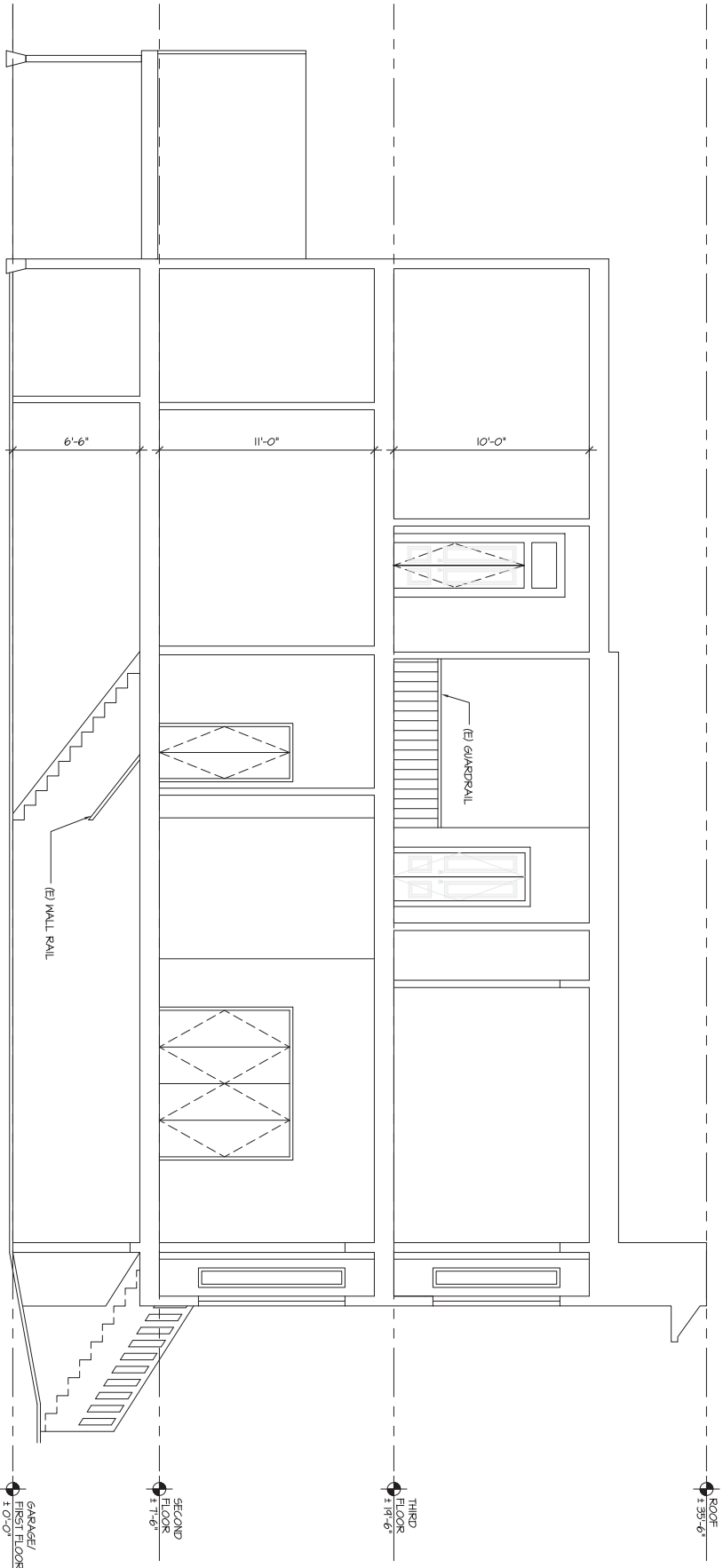
PROJECT ADDRESS:
ADDITION / REMODEL
2249 WEBSTER STREET
SAN FRANCISCO, CA

DATE:	08.16.2015
CHECKED BY:	SM
DRAFTED BY:	CR
PROJECT NUMBER:	1526
FILE NUMBER:	A2-2-1526.dwg
OWNER:	DAMPER/ROHL
SCALE:	AS NOTED

SHEET TITLE
EXISTING BUILDING
SECTION +
PROPOSED BUILDING
SECTION

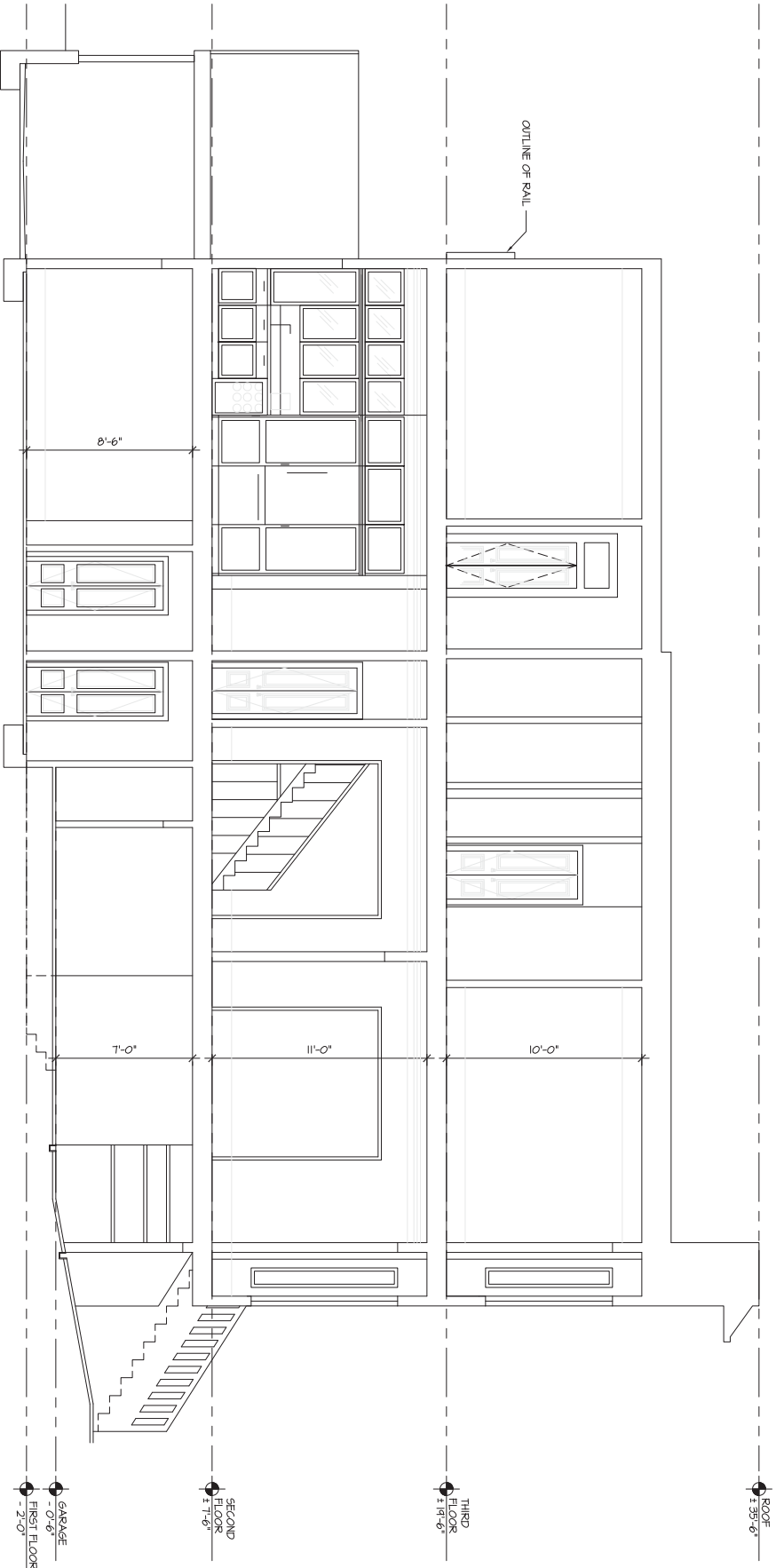
A2.2

SHEET SEQUENCE: 6 OF 7



1 EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

